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WARRANTY DEED

001120

KNOW ALL MEN BY THESE PRESENTS, That, MATTHEW'S AVE. CORP., a Maine Corporation, having a principal place of business at Waterville, in the County of Kennebec and State of Maine, for consideration paid, grant to LORRAINE J. DIVERSI, of Waterville, in the County of Kennebec and State of Maine, with Warranty covenants, the following described real estate, to wit:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Being a portion of "City of Waterville School Lot" on the plan of Rosemar Park as amended, made for L. N. Violette Company, Inc., April 1951 and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the Late Louis N. Violette by Lois E. Mann, et al by deed of December 11, 1949, recorded in said Registry in Book 865, Page 131, said school lot being more particularly bounded and described as follows:

NO TRANSFER
TAX PAID

Beginning at a stone bound on the northerly line of Matthews Avenue according to said plan, which stone bound is approximately nineteen hundred and thirty-five (1,935) feet on Matthews Avenue from the easterly line of the First Rangeway; thence northeasterly at right angles to Matthews Avenue along the westerly line of Fairview Street, four hundred and twenty-five hundredths (400.25) feet to a stone bound in the northwesterly corner of Lot 162 on said Plan; thence westerly in a straight line, six hundred and twenty-five (625) feet to a point; thence southwesterly in a straight line at right angles to Matthews Avenue, three hundred and ninety-nine and fifteen hundredths (399.15) feet to a point on the northerly line of Matthews Avenue; thence along the northerly line of Matthews Avenue, six hundred and twenty-five (625) feet to the point of beginning.

This conveyance is made upon the following express conditions and subject to the following restrictions:

1. That the premises shall be used for residential purposes only and in conformity with the scheme of development of the surrounding neighborhood. Residential condominiums shall be considered to be in conformity with the existing scheme of development of the surrounding neighborhood.
2. That no commercial business or industrial activity be conducted upon the premises. The premises shall be used for residential purposes only.

Being all and the same premises conveyed to the Grantor herein by Warranty Deed of Woodbriar, Inc., dated October 1, 1987, and recorded in Kennebec County Registry of Deeds in Vol. 3245, Page 11.

IN WITNESS WHEREOF, Matthew's Ave. Corp. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Hadley R. Chandler, its President and Gene D. Wilson, its Treasurer, duly authorized, this 9th day of December, 1987.

IN THE PRESENCE OF

Robert E. CoxRobert E. Cox

MATTHEW'S AVE. CORP.

Hadley R. ChandlerHadley R. Chandler
PresidentGene D. WilsonGene D. Wilson
Treasurer

STATE OF MAINE

Penobscot, ss.

December 9, 1987

Personally appeared the above named Hadley R. Chandler, President of Matthew's Ave. Corp. and acknowledged the above instrument to be his free act and deed and the free act and deed of said Matthew's Ave. Corp.

Before me,

Robert E. Cox
Robert E. Cox - Attorney at Law

RECEIVED KENNEBEC SS.

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